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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

VMRDA—CHANGE OF LAND USE FROM OPEN SPACE AND RECREATIONAL LAND USE TO MIXED LAND USE TO AN EXTENT OF ACS 4.11 CTS IN SY.NO.93/2,3 OF NERELLAVALASA (V), BHEEMUNIPATNAM(M), VISAKHAPATNAM DISTRICT APPLIED BY SRI MALLIKHARJUNUDU - DRAFT VARIATION – NOTIFICATION – ISSUED- REG.

[Memo.No.3573202/M1/2020, *Municipal Administration & Urban Development (M) Department, 12th February, 2021*]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region (VMR), 2021 which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated: 30.06.2006, is proposed in exercise of the powers conferred by Section (15) read with Sub-section (1) & (2) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling Sy.No.93/2,3 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District, admeasuring an extent of Acs.4.11 cts, the boundaries of which are given in the schedule below which was earmarked for recreation & open space land use zone in the sanctioned Master Plan of Visakhapatnam Metropolitan Region in G.O.Ms.No.345 MA&UD Dept., dated 30.06.2006 is now proposed to be designated for mixed land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions along with the following zoning regulations for **Mixed land use**.

Uses Permitted: All activities (except industries) permitted to Residential, Local Commercial, Central Commercial uses, Public & Semi Public use zone are permissible.

Permissible uses on appeal to the VMRDA: All activities (except industries) permissible on appeal to the VMRDA in Residential use, Local Commercial use, Central Commercial use, Public & Semi Public use Zones are permissible.

Uses Prohibited: All Industrial uses are prohibited.

1. the applicant shall pay the development / conversion charges etc., as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH :Existing 60' wide road & plot nos.30 to 34 in approved layout, L.P.No.56/2004 and others land in Sy.no.93/1 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

EAST: Land Belongs to B.M.A.C.B.S Ltd., in Sy.No.118 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

SOUTH: Land Belongs to B.M.A.C.B.S Ltd., in Sy.No.118 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

WEST: Plot nos. 20 to 29 in approved layout L.P.No.56/2004.

Y.SRILAKSHMI
PRINCIPAL SECRETARY TO GOVERNMENT